

Schoenhofen Brewing Company Powerhouse
(now Morningstar-Paisley Company)
1770 Canalport Avenue,
northwest corner Canalport
and 18th Street
Chicago
Cook County
Illinois

HABS No. ILL-1059

HABS
ILL,
16-CHIG,
61-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
1730 North Lynn Street
Arlington, Virginia

HISTORIC AMERICAN BUILDINGS SURVEY
SCHOENHOFEN BREWING COMPANY POWERHOUSE
(now Morningstar-Paisley Company)

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Location: 1770 Canalport Avenue, northwest corner Canalport and 18th Street, Chicago, Cook County, Illinois.

Present Owner: Canalport Building Corporation, Chicago, Illinois.

Present Occupant: Morningstar-Paisley Company.

Present Use: Warehouse.

Statement of Significance: The Schoenhofen Brewing Company is typical of the work of Richard E. Schmidt, and is particularly interesting for its brick detailing. The treatment of the brick and its linear patterns is significant in the development of Chicago architecture in the early twentieth century. The building was designated a Chicago Architectural Landmark in 1960.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: Legal description of property: Lots 15-18 of Artemus Carters' subdivision of lot 4, block 44 of Canal Trustee's subdivision of the west half of section 21-39-14 and so much of the southeast quarter as lies west of the south branch of the Chicago River. Recorded August 31, 1848.

The following is based on the chain of title recorded in book 496, pages 479-85 and 497-98 in the Cook County Recorder's Office: The property was purchased during the 1870's by Peter Schoenhofen in a series of transactions. (Documents 10307, 119415, 119416, 19272, 22696.) Title was transferred to Schoenhofen Brewery Company on May 1, 1880 (Document 269661). Kellogg Terminal Warehouse bought the property on February 2, 1929 (Document 8256490). The property had been used as a Warehouse since January 18, 1924. Commercial Warehouse bought the property on June 6, 1936 (Document 36S191). The present owners, Canalport Building Corporation, bought the property May 24, 1943 (Document 13080254).

2. Date of erection: 1902.
3. Architect: Richard E. Schmidt (see bibliographical information on Richard E. Schmidt in HABS report on the Chapin

& Gore Building, 63 East Adams Street, Chicago, Illinois.
HABS No. ILL-1039).

4. Original plans, construction, etc.: The building was built as the powerhouse for the Schoenhofen Brewing Company. Originally, there were staggered floor levels within the building. No original permit has been located on the building. The earliest permit for work done on the building dates 7-25-1946 for alterations.
5. Alterations and additions: The exterior of the building has received few alterations. A small tower has been added at the east end of the south front, and the floor levels have been relocated so as to give four level floors in place of the staggered levels. Numerous other minor changes have been made in the interior.

B. Historical Events and Persons Connected with the Structure:

The Schoenhofen Brewery was established by Peter Schoenhofen, a Prussian immigrant, and Matthias Gottfried in 1858. Schoenhofen died January 2, 1893. The building, built in 1902, was immediately recognized for its sensitive handling of materials and masses. In addition to a review of the building by Russel Sturgis, "The Schoenhofen Brewery," Architectural Record, Vol. 17 (March, 1905), pp. 201-207, the building was discussed by William Herbert, "An American Architecture: Some Works of R. E. Schmidt," Architectural Record, Vol. 23 (February, 1908), p. 122, concerning the work of Richard E. Schmidt.

"The Schoenhofen Warehouse, which has also been illustrated in these columns, is again printed in order to call attention to the same expression of concealed steel lintels and masonry walls, and also to show where a complete change of function has received a completely different treatment without disturbing the unity of the design as a whole. This is shown in the view of the street facade, in which the back part of the building has a group of high windows, lighting a boiler room over which is a plain broad wall, concealing suspending coal bunkers. Above this wall is a group of smaller windows, which light and ventilate the coal piles. The front of the building is occupied as a warehouse, with regular stories."

C. Bibliography:

Brooks, H. Allen. The Prairie School, the American Spirit in Midwest Residential Architecture, 1893-1916. Evanston, Illinois: Unpublished Ph.D. Thesis, Northwestern University, June, 1957. pp. 180-181.

Chicago and Its Makers. Chicago: Felix Mendelsohn, 1929.
p. 1051.

Biographical sketch and photograph of Peter Schoenhofen.

Condit, Carl W. The Rise of the Skyscraper. Chicago: The University of Chicago Press, 1952. p. 239.

_____. The Chicago School of Architecture. Chicago: The University of Chicago Press, 1964. p. 188, fig. 149.

Herbert, William. "An American Architecture: Some Works of R. E. Schmidt," Architectural Record, Vol. 23 (February, 1908). p. 122.

Microfilm of Schoenhofen Brewery Powerhouse plans, located in the Burnham Library of the Art Institute of Chicago. Roll 5, frames 1-19.

"Richard E. Schmidt, Obituary," Chicago Tribune, October 18, 1959. part I, p. 40.

Sturgis, Russel. "The Schoenhofen Brewery," Architectural Record, Vol. 17 (March, 1905). pp. 201-207.
Photographs.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The building is a typical example of the work from the office of Richard E. Schmidt, particularly interesting for its brick detailing. The use of brick and its linear patterns is a significant development in Chicago architecture in the early 20th century.

2. Condition of fabric: Good.

B. Description of Exterior:

1. Over-all dimensions: Nearly trapezoidal in shape, 171' x 100'; four stories.

2. Structural system and framing: Exterior masonry bearing-walls. Interior columns and beams are steel, fireproofed with concrete.

3. Porches, stoops, bulkheads, etc.: Large limestone entrance arch on south (front) facade.

4. Openings:

- a. Doorways and doors: There is a service dock on the east, and one under limestone arch on south (front) facade. The main pedestrian door is on the southwest.
- b. Windows: The first floor has steel industrial casements which are smaller than the original windows they replace. Upper floors have wooden sash with the bottom half pivoted for opening at the mid-point of the sides.

5. Roof:

- a. Shape, covering: Flat, built-up.
- b. Cornice, eaves: There is a terra-cotta cornice on the building, and on the tower.
- c. Dormers, cupolas, towers: A large tower rises from the center of the building. The brick detailing is similar to that of the main block of the building.

C. Description of Interior:

1. Floor plans: There is one basement with mechanical equipment. The main building is now four stories tall. Originally the floors were staggered levels; they are now all at the same level and used for both manufacturing and storage. The tower rises above the fourth floor, housing water storage tanks.
2. Stairways: One stair is located in the center tower and goes from the basement to the fourth floor. A ships ladder above this point leads to the storage tanks. One stair in the northeast corner from the basement goes to the fourth floor. One stair at the southwest corner goes from the first to the second floor. (Originally this stair went up only three feet to the first floor from the grade level entrance.)
3. Flooring: Concrete has replaced the original flooring.
4. Wall and ceiling finish: Brick and concrete.
5. Lighting: Electrical lighting.
6. Heating: Unit heaters.

D. Site:

General setting and orientation: The building faces southeast

on Canalport in a manufacturing district. There have been many additions to the complex, but only a stair-tower at the south-east corner of this building has materially affected the appearance of the building.

Prepared by J. William Rudd
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National Park Service
July, August 1964